

# PARTITION PLAT NO. P2018-002

A REPLAT OF PARCEL NO. 1 OF PARTITION PLAT NO. P1994-007  
SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 40 EAST, W.M., BAKER COUNTY, OREGON

### SURVEYOR'S CERTIFICATE

I, GLEN C. ARMSTRONG, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE PARTITIONED, PLATTED, CORRECTLY SURVEYED, AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THIS PARTITION PLAT, SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 40 EAST, WILLAMETTE MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARTITION PLAT NO. P1994-007, FILED ON MAY 11, 1994 OFFICIAL RECORDS OF BAKER COUNTY, OREGON.

[Signature]  
GLEN C. ARMSTRONG  
PROFESSIONAL LAND SURVEYOR NO. 87955

3-26-18  
DATE

### DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT DKW, INC., AND HAT BRAND LAND & LIVESTOCK, LLC, ARE THE OWNERS OF THE LANDS REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND REPLATTED AS SHOWN, IN ACCORDANCE WITH THE PROVISIONS OF THE OREGON REVISED STATUTES, CHAPTER 92.

WE HEREBY GRANT AN ACCESS EASEMENT ACROSS PARCEL 1 AS SHOWN ON SHEET 2 FOR THE BENEFIT OF PARCEL 2.

WE HEREBY GRANT A 10-FOOT WIDE SEWER EASEMENT ACROSS PARCEL 1 AS SHOWN ON SHEET 2 FOR THE INSTALLATION AND MAINTENANCE OF SEWER FACILITIES FOR THE BENEFIT OF PARCEL 2.

WE HEREBY DEDICATE THE PORTION OF LAND ALONG WINDMILL AVENUE AS SHOWN ON SHEET 2 TO THE CITY OF BAKER CITY FOR USE AS A PUBLIC RIGHT-OF-WAY.

[Signature]  
DKW, INC.

[Signature]  
HAT BRAND LAND & LIVESTOCK, LLC

### ACKNOWLEDGEMENT

STATE OF OR SS.  
COUNTY OF Baker

THIS IS TO CERTIFY THAT ON THIS 18 DAY OF March, 2018, BEFORE ME, A NOTARY FOR THE SAID STATE AND COUNTY, DID APPEAR THE WITHIN NAMED, Brian D. Waldrop OF DKW, INC., THAT HE IS THE PERSON NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.



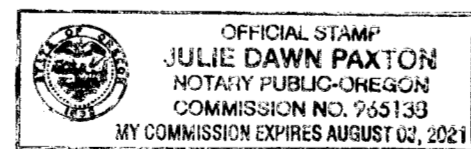
[Signature]  
NOTARY PUBLIC

COMMISSION NUMBER 965138

MY COMMISSION EXPIRES 8/3/2021

STATE OF OR SS.  
COUNTY OF Baker

THIS IS TO CERTIFY THAT ON THIS 30<sup>th</sup> DAY OF March, 2018, BEFORE ME, A NOTARY FOR THE SAID STATE AND COUNTY, DID APPEAR THE WITHIN NAMED, Drent C. Gilenborg OF HAT BRAND LAND & LIVESTOCK, LLC, THAT HE IS THE PERSON NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.



[Signature]  
NOTARY PUBLIC

COMMISSION NUMBER 965138

MY COMMISSION EXPIRES 8/3/2021

### SURVEY NARRATIVE:

PURPOSE: THE PURPOSE OF THIS PARTITION PLAT IS TO SPLIT THE EXISTING PARCEL INTO THREE PARCELS TO FACILITATE DEVELOPMENT OF THE PROPERTY.

PROCEDURE: THE RECORD PROPERTY LINES AS SHOWN ON PARTITION PLAT NO. P1994-007 (REFERENCE NO. 3) WERE RETRACED USING THE SURVEYED POSITION OF THE FOUND MONUMENTS SHOWN HEREON. THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE OREGON STATE PLANE COORDINATE SYSTEM (NORTH ZONE, NAD83). ROTATE THE RECORD BEARINGS AS SHOWN ON PARTITION PLAT P1994-007 COUNTERCLOCKWISE BY 0°00'34" TO OBTAIN THE MEASURED BEARINGS SHOWN HEREON.

EQUIPMENT USED: TRIMBLE R8-GNSS GPS RECEIVERS  
TRIMBLE S6 ROBOTIC TOTAL STATION

STATE OF OREGON SS.  
COUNTY OF BAKER

I DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS RECEIVED FOR RECORDING ON THE 2<sup>nd</sup> DAY OF April, 2018, AT 11:30 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. P2018-002 OF THE BAKER COUNTY RECORDS.

[Signature]  
BAKER COUNTY CLERK  
[Signature] Deputy

### RESTRICTIONS ON PARCEL 1 PER THIS PARTITION

THERE IS AN EXISTING STRUCTURE ON PARCEL 1 OF THE SUBJECT PARTITION WHICH SHARES A COMMON SEWER WITH STRUCTURES LOCATED ON THE ADJACENT PARCEL 1 OF PARTITION PLAT NO. P1992-013. PARCEL 1 OF THE SUBJECT PARTITION SHALL NOT BE SOLD OR CONVEYED INTO AN OWNERSHIP SEPARATE FROM THAT OF PARCEL 1 OF PARTITION PLAT NO. P1992-013 UNTIL THE EXISTING STRUCTURE ON PARCEL 1 OF THE SUBJECT PARTITION IS EITHER: A) CONNECTED TO A SEPARATE SEWER SERVICE THAT TIES DIRECTLY INTO THE PUBLIC SEWER AND IS NO LONGER CONNECTED TO THE SEWER SERVICE THAT IS SHARED WITH PARCEL 1 OF PARTITION PLAT NO. P1992-013; OR B) DEMOLISHED AND THE SHARED SEWER SERVICE EXTENDING FROM PARCEL 1 OF PARTITION PLAT NO. P1992-013 IS ABANDONED. ANY NEW STRUCTURES CONSTRUCTED ON PARCEL 1 OF THE SUBJECT PARTITION AFTER THE DATE OF THIS FILING SHALL BE SERVED BY A DEDICATED SEWER SERVICE THAT IS NOT SHARED BY ANY OTHER PARCELS, REGARDLESS OF OWNERSHIP.

### APPROVALS

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

[Signature]  
BAKER COUNTY TAX COLLECTOR  
DATE 4-2-18

APPROVED BY: [Signature]  
BAKER CITY SURVEYOR  
DATE 3/29/18

APPROVED BY: [Signature]  
BAKER CITY PLANNING DIRECTOR  
DATE 04/02/18  
[Signature]  
Senior Planner

THE CITY OF BAKER CITY HEREBY ACCEPTS THE OFFER OF DEDICATION FOR A PORTION OF LAND ALONG WINDMILL LANE AS SHOWN ON SHEET 2 FOR USE AS A PUBLIC RIGHT-OF-WAY.

[Signature]  
CITY OF BAKER CITY Manager  
DATE 4/2/18



EXPIRES: 12-31-18  
3-26-18

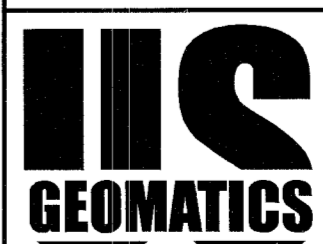
**PARTITION PLAT**

**FOR DKW, INC, AND HAT BRAND LAND & LIVESTOCK, LLC**

A REPLAT OF PARCEL NO. 1 OF PARTITION PLAT NO. P1994-007

SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 40 EAST, W.M.

BAKER CITY      BAKER COUNTY      OREGON



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